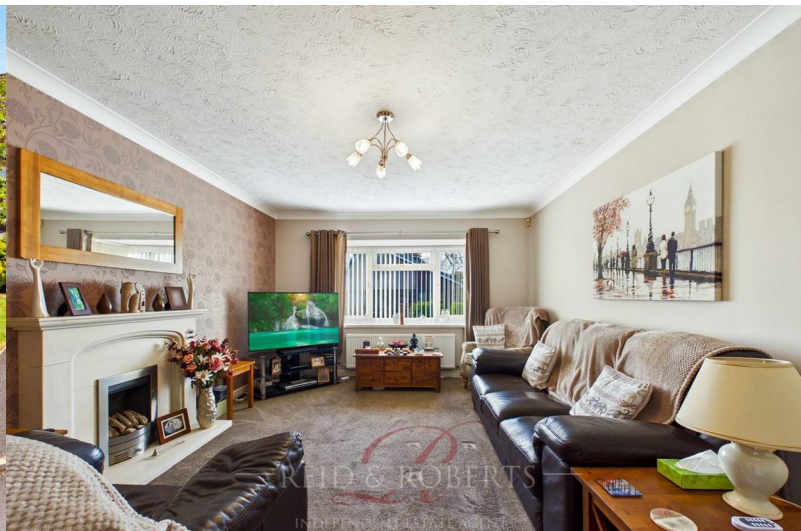




4 Meadow View

Buckley, CH7 3BX

Offers Over £325,000



4 Meadow View

Buckley, CH7 3BX

Offers Over £325,000



Accommodation Comprises:

Paved pathway leads up to the front access with tiled step up to:

Canopy Porch

The property is approached via a covered canopy porch, providing sheltered access to the main entrance and creating a welcoming first impression.

Reception Hallway

The reception hallway offers access to all principal rooms and includes a useful built-in storage cupboard, ideal for coats and household items. Doors lead to the three bedrooms, family bathroom, and dining room.

Lounge

A bright, generously sized lounge accessed from the dining room, featuring a marble fireplace with log-effect gas living flame fire as a focal point. The room also benefits from carpeted flooring, a textured and coved ceiling, a double panelled radiator, TV point, and a box bay window to the front elevation, letting in plenty of natural light. A door provides access back into the hallway and another door leads through to the dining room.

Dining Room

The dining room is spacious and central, providing ample room for a family table and additional furniture. Double-glazed sliding patio doors open to the side garden, bringing in natural light and enhancing the indoor-outdoor flow. Carpeted flooring, a single panelled radiator, and a textured, coved ceiling complete the space. The room also provides access to both the lounge and kitchen.

Kitchen

The kitchen, off the dining room, is fitted with wall and base units with complementary worktops, a stainless steel one-and-a-half bowl sink with drainer, and a mixer tap. Appliances include a built-in electric oven and grill, four-ring gas hob with extractor, and space for an American-style fridge freezer, washing machine, and dishwasher. A wall-mounted Baxi boiler is also housed here. Vinyl flooring, a single panelled radiator, textured and coved ceiling, TV point, rear-facing window, and a side door with frosted double-glazing complete the room.

Main Bedroom

Positioned at the rear, the main bedroom is a generous double with views over the garden. It includes a comprehensive range of built-in wardrobes with overhead cupboards, matching bedside tables, and a coordinating dressing table. A central space allows for a double bed, while a door leads directly into the ensuite shower room. Additional features include a single panelled radiator and textured, coved ceiling.

Ensuite Shower Room

The ensuite comprises a low flush WC, pedestal wash hand basin, and a step-up shower cubicle with folding door, mains-powered shower, and tiled surround. The room also features tiled flooring, a textured ceiling with central light, extractor fan, and single panelled radiator.

Bedroom Two

Bedroom two is a really lovely bright room and a well-proportioned double bedroom positioned to the front of the property. The room benefits from fitted wardrobes with mirrored sliding doors, providing excellent storage with internal

rails and shelving.

Additional features include a single panelled radiator and a double glazed UPVC window to the front elevation, allowing plenty of natural light into the space. The room is finished with a textured and coved ceiling with central ceiling light, creating a comfortable and inviting double bedroom.

Bedroom Three

Bedroom three is currently utilised as a snug and additional reception space, although it is another good size double room offering flexibility depending on individual requirements. The room would work equally well as a guest bedroom, home office or hobby room.

It features a double glazed UPVC window to the rear elevation overlooking the garden, a single panelled radiator, and a textured and coved ceiling with central ceiling light.

Bathroom

The family bathroom has been recently fitted and offers a superb modern finish, presented in a stylish and neutral design. The space is beautifully appointed and features a full wall length range of vanity units in a contemporary grey wood-effect finish, providing excellent storage. Set above is an inset wash hand basin with mixer tap and worktop surface, alongside a close coupled low flush WC with coordinating worktops continuing over the vanity units for a clean and streamlined look.

The bathroom also benefits from a spacious walk-in double shower cubicle with glass screen, fitted with a rainfall shower and additional shower attachment. The shower area is fully tiled, while the remaining walls are tiled to dado height, complementing the modern aesthetic.

Further features include wood-effect LVT flooring, a double glazed UPVC frosted window to the side elevation allowing for natural light whilst maintaining privacy, and built-in cupboards with shelving providing additional useful storage.

The result is a beautifully finished, contemporary bathroom that adds a real touch of luxury to the home.

Outside

Front & Side Gardens

To the front of the property you will find attractive gravelled areas planted with a variety of shrubs and trees, creating a welcoming approach. A pathway leads to the front entrance, while a further pathway provides convenient side access to the property.

Wrapping around the side of the bungalow is a sweeping garden which is mainly laid to lawn, complemented by a mature tree and a selection of established bushes. This garden area continues around the side of the property and leads through to the driveway.

The property also benefits from a tarmac driveway providing off-road parking and access to the single garage. In addition, there is a paved patio and gravelled area offering space for further parking if required.

Tel: 01352 700070

Rear Garden

The rear garden can be accessed from both the kitchen door and the sliding patio doors from the dining room, which open onto a good sized side patio area, ideal for outdoor seating and entertaining.

From here, steps lead up to a pathway which runs beneath a pergola, creating an attractive feature within the garden. The pathway continues through a gravelled bed with well-stocked flowerbeds to the side, planted with a variety of shrubs and plants.

The garden is mainly laid to lawn and includes a pathway which leads to a further paved patio area. This space currently provides a hardstanding for a greenhouse and also offers access to a side door into the garage.

To the side of the pergola there is a rockery area which leads to a pond, adding further character to the garden. The boundaries are formed by a brick wall with fencing over to one side, and timber panel fencing to the other.

Garage

The property also benefits from a single garage with an up and over door. The garage features a vaulted ceiling, providing excellent additional storage space, and is equipped with lighting and power.

Council Tax Band F

Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

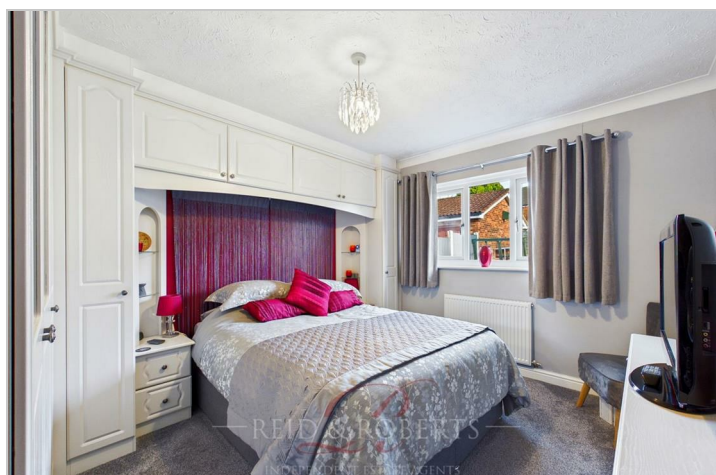
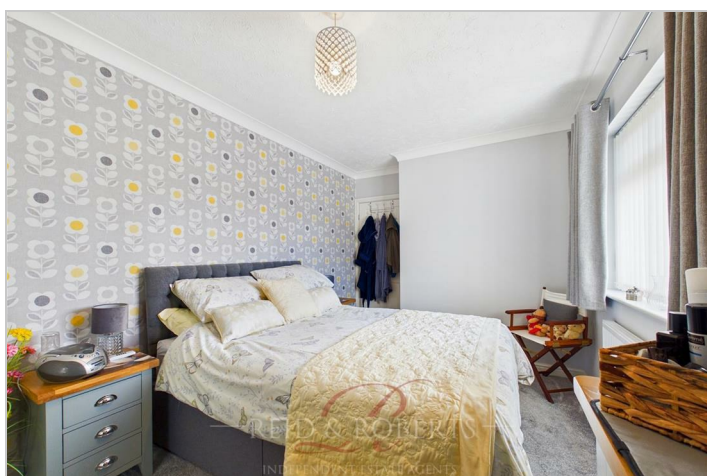
Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm
SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK



Road Map



Hybrid Map



Terrain Map



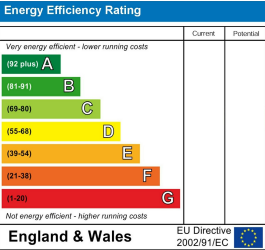
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.